

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and postcode

28 & 30 Cricklewood Avenue, Frankston, Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,500,000

Median sale price

Median price \$815,000 Property type House Suburb Frankston

Period - From 01/01/2025 to 31/12/2025 Source  PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
398 Nepean Hwy, Frankston, VIC 3199	\$3,000,000	29/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 20/01/2026